

**Zoning Board
Goshen, NH
Minutes of December 18, 2024
Goshen Town Hall
FINAL APPROVED**

Attendance (*quorum* = 3): Judy Martz (Chair), Bob Bell (Vice-Chair), Clemons “Chip” Bohon

Guest (s): Tom Schieber (Kearsarge Energy)

Meeting called to order at 6:32 p.m.

Minute Review (12/11/24)

The Board had no edits to the minutes.

Chip Bohon motioned to accept the meeting minutes from December 11, 2024 ‘as is’. Bob Bell seconded the motion. All were in favor-yes; minutes approved, 3-0.

Solar Farm Regulation Discussion & Zoning Building Regulations:

The Board reviewed an email correspondence that was received from a representative of Clean Energy NH. The Board agreed that the secretary should respond to the email and invite the individual to one of the next meetings for further discussion.

Chair Martz opened the floor to Mr. Tom Schieber of Kearsarge Energy and asked if he had any specific questions for the Board. Mr. Schieber stated that he was interested in hearing what the Board was planning to propose for the solar regulations. He provided some insight into the solar farm installation process and stated that when considering solar regulations, the Board may want to consider the already existing NH policies and programs that are in place. He added that if a Town’s policy is too strict, many programs will not consider installing in that location.

Chair Martz explained that it was the goal of the Board not to restrict development but to make sure that the proper channels were followed if a solar installation was considered and to have something in the regulations that set some standards for Goshen. She added that, currently, no regulations regarding solar farm installation are in the Goshen Zoning and Building Ordinances and the Board is hoping to rectify this matter. The Board reviewed a draft of the proposed solar regulation that was created by Chip Bohon.

Mr. Schieber provided further insight into the installation of solar farms and made mention to certain steps that are researched before a location is considered, for example, Interconnection, wetlands areas, soil testing, and natural habitat. He added that the installation of a solar farm on town land would bring revenue to the town and that if it was installed on a resident’s property there may be an option for community sharing which benefits others in the area.

Bob Bell mentioned that the Board should review and edit the language surrounding the zoning districts of the Town. He suggested editing the districts to reflect more “mixed use” districts. He added that language should also be added into the solar regulations to require an environmental impact study before the installation can be approved.

The Board agreed that a solar farm installation should be required to go before the Planning and Zoning Board in Goshen. In the proposed regulation change they will add wording that specifies this. The Board also agreed to look into making edits to the zoning districts during a future meeting. The Board will not submit anything to be approved at the March 2025 Town Meeting; however, they would like to make proposed regulation changes as soon as possible which will require a Public Hearing with the Planning Board.

Chip Bohon asked Mr. Schieber if he knew of any specific towns in NH where the regulations were very straightforward and conclusive. Mr. Schieber will send information to the Board for them to review. He did, however, provide the Board with the following site, [GRANITView](#). He stated that this site is very useful in determining if an area is usable for the installation of a solar farm.

There was some discussion about the number of acres a solar farm would need to be placed on and Mr. Schieber stated that eight acres is generally the minimum requirement. He also mentioned that the interconnection is a major contributing factor and that Goshen may not be the most ideal town for solar farm installation.

The Board thanked Mr. Schieber for coming and will review the information he sends via email.

Member Discussion

Additional alternates and board members are needed for the Zoning Board of Adjustment. If anyone is interested in becoming a member, please stop by at a meeting on the second Wednesday of any month. This will remain a standing item until filled.

Other Business

- **Property Concerns:** No new information was discussed at this time.
- **Broadband Update:** No updates at this time.
- **Transfer Station Update:** No updates at this time.
- **Upcoming Meetings:** The next regular meeting will be the second Wednesday of January – January 8, 2025.

Standing Items:

- Transfer Station – Update
- Review of Regulations (Building Permit and Solar Farm)
- Septic Design Guidelines - Pending
- Broadband Internet Update – ongoing
- Member Discussion – seeking alternates and full-time members - ongoing
- *Budgets will be due 12/1/2025*
- *Annual report is due 1/1/2025*

Judy Martz made a motion to adjourn. Bob Bell seconded the motion. All were in favor-yes; motion carried, 3-0.

The meeting adjourned at 7:36 pm.

Respectfully Submitted,
Melissa Salinardi
Recording Secretary